



REPORT

To: Chair and Directors

Report Number: DS-BRD-094

From: Shawn Dahlen, Chief Administrative Officer

Date: November 23, 2020

Subject: Non-Farm Use in the ALR, PRRD File No. 20-014 ALR NFU

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Non-Farm Use application 20-014 ALR NFU, to remove soil and commence quarry operations to continue for a five year period, on a 4.25 ha portion of the property identified as PID 027-560-341, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Non-Farm Use application 20-014 ALR NFU, to remove soil and operate a quarry for a period of five years on a 4.25 ha portion of the property identified as PID 027-560-341, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

The applicant proposes to operate a quarry on a 4.25 ha portion of the subject property to supply clay to both his property and oil and gas companies in the area for a period of five years.

File/Site Details

Owner: Arsen Hocha and Svetlana Hocha
Agent: Roy Northern Environmental
Area: Electoral Area B
Location: Farrell Creek
Legal: Section 16 Township 83 Range 25 West of the Sixth Meridian Peace River District
PID: 027-560-341
Civic Address: 19828, Lahagarte Rd
Lot Size: 255.89 ha (632.31 ac)
ALC ID: 61546

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the property is designated Agriculture-Rural, which notes that the vast majority of the plan area has agricultural and resource extraction activity. Section 7 states that within this designation, the principal use of land is generally limited to agriculture or businesses directly compatible or complementary to the agricultural industry. Policy 3 states that the minimum parcel size is 63 ha (155 ac). Policy 15.1 of the OCP acknowledges that resource extraction activities are regulated by provincial and federal legislation.

Therefore, the proposal is consistent with the OCP.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the property is zoned A-2 (Large Agricultural Holdings Zone). Section 36 states that agriculture, oil and gas activities, gravel extraction and processing, are permitted within this zone. The minimum parcel size is 63 ha (155 ac).

Therefore, the proposal is consistent with the zoning regulations.

Fire Protection Area

The property is outside all fire protection areas.

Mandatory Building Permit Area

The property is outside the Mandatory Building Permit Area.

Development Permit Areas

The property is outside all Development Permit Areas.

Development Cost Charge Area

The property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The property is within the School Site Acquisition Charge Area, but it is not applicable since no new residential lots are proposed.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Non-Farm Use application 20-014 ALR NFU, to remove soil and operate a quarry for a period of five years on a 4.25 ha portion of the property identified as PID 027-560-341 and authorize the application to proceed to the Agricultural Land Commission, with recommended conditions of approval.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board's decision will be communicated to the agent.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Maps
2. ALC Application (ALC ID 61546)
3. Comments from Electoral Area Director